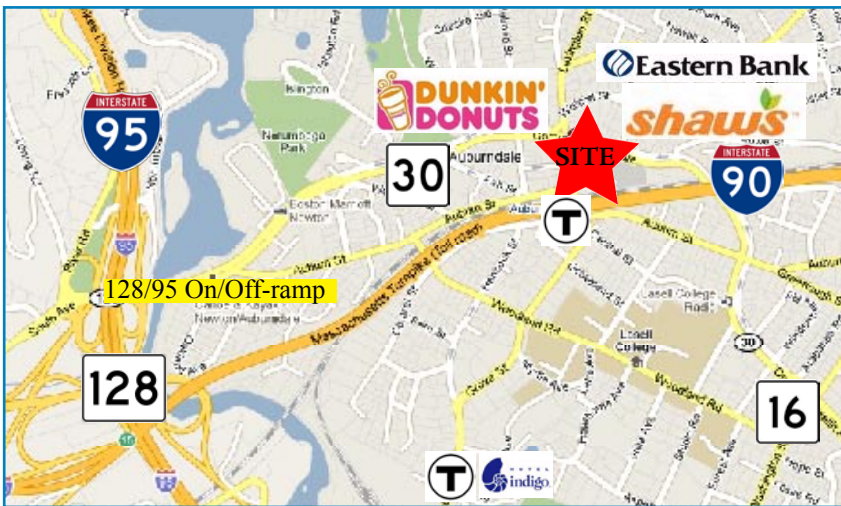


FOR SALE - Newton Office Condo

450 Lexington Street - Newton, MA

Available: 1,919-2,220 Square Feet



450 Lexington Street is one of the few buildings in the Newton market that offers businesses the opportunity to own an office condo. Situated within minutes of routes 128, 95 and the Mass Turnpike, 450 Lexington Street is ideal for those businesses seeking great access to major thoroughfares and retail amenities within walking distance.

The common areas of the building and this particular suite recently benefited from a full rehabilitation. There is ample on-site private parking which will be sold along with the unit.

- 1,919-2,220 Square Feet Available
- Recent Building and Suite Renovations
- Steps to MBTA Purple Line
- Abundance of Parking
- Numerous Amenities Nearby

Contact

Adam T. Meixner
617.850.9660

ameixner@bracommercial.com

Jeremy A. Freid
617.850.9602

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745 Boylston Street
Boston, MA 02116
www.bradvisors.com

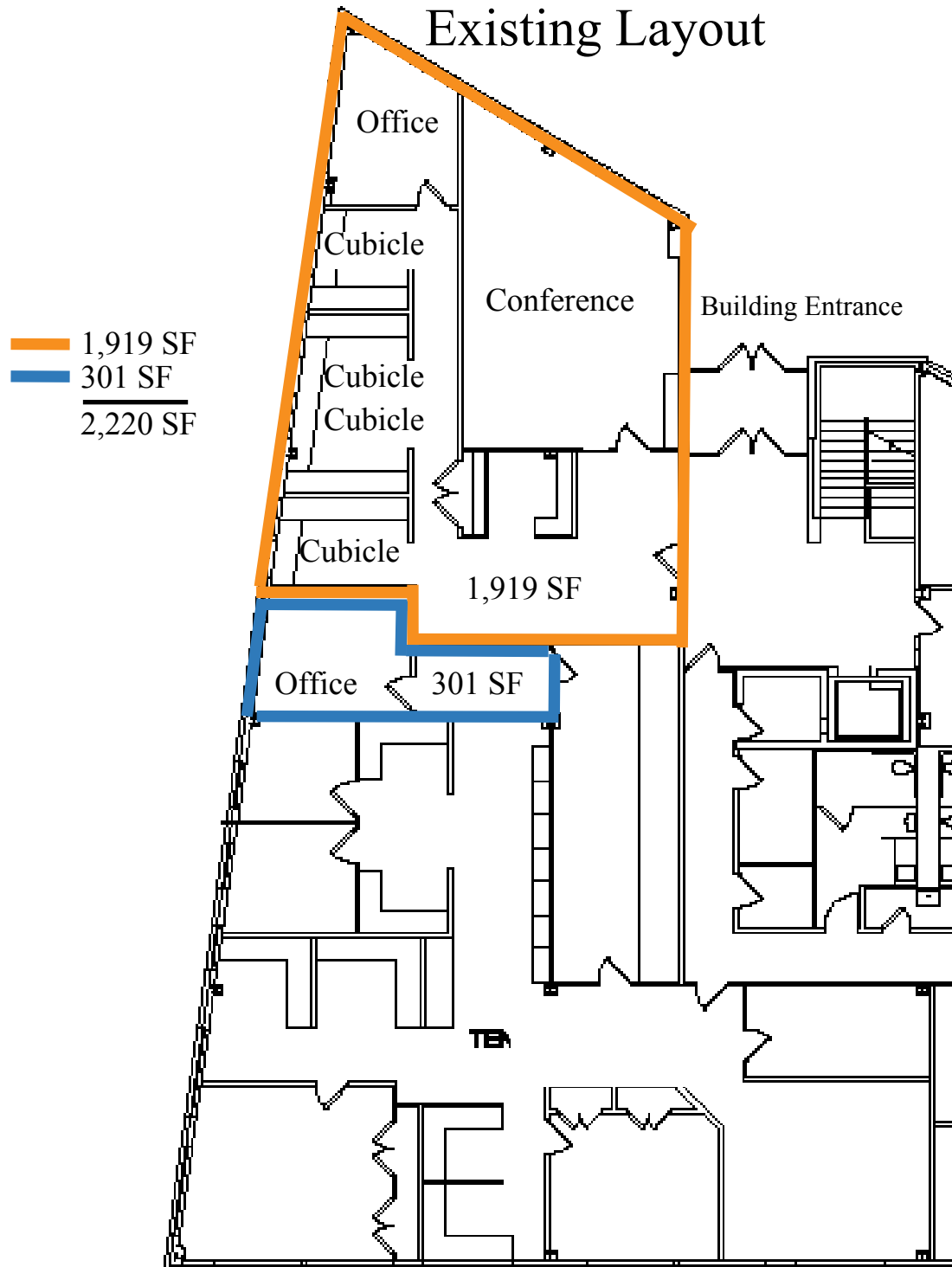


www.450LexingtonSt.com

The information contained herein is believed to be accurate, but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental or general condition of the property, and recommends purchaser's or tenant's independent investigation.

FOR SALE - Newton Office Condo

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Boston

New York

FOR SALE - Newton Office Condo

450 Lexington Street, Newton, MA

Property/Unit Information

Age of Building: 1984

Construction of Building: Brick

Age of Roof: Original - 1984

Age of A/C Units: 1984

Real Estate Taxes: \$8,432.77 to \$9,755.48

Condo Fee: \$1,053.48 to \$1,218.75 per month

Condo Fee Includes:

- Heat, Electricity, Air Conditioning, Snow Plowing, Landscaping

Electric: Included in Condo Fee

Heat: Gas - Included in Condo Fee

Parking: Surface - 6 Spaces

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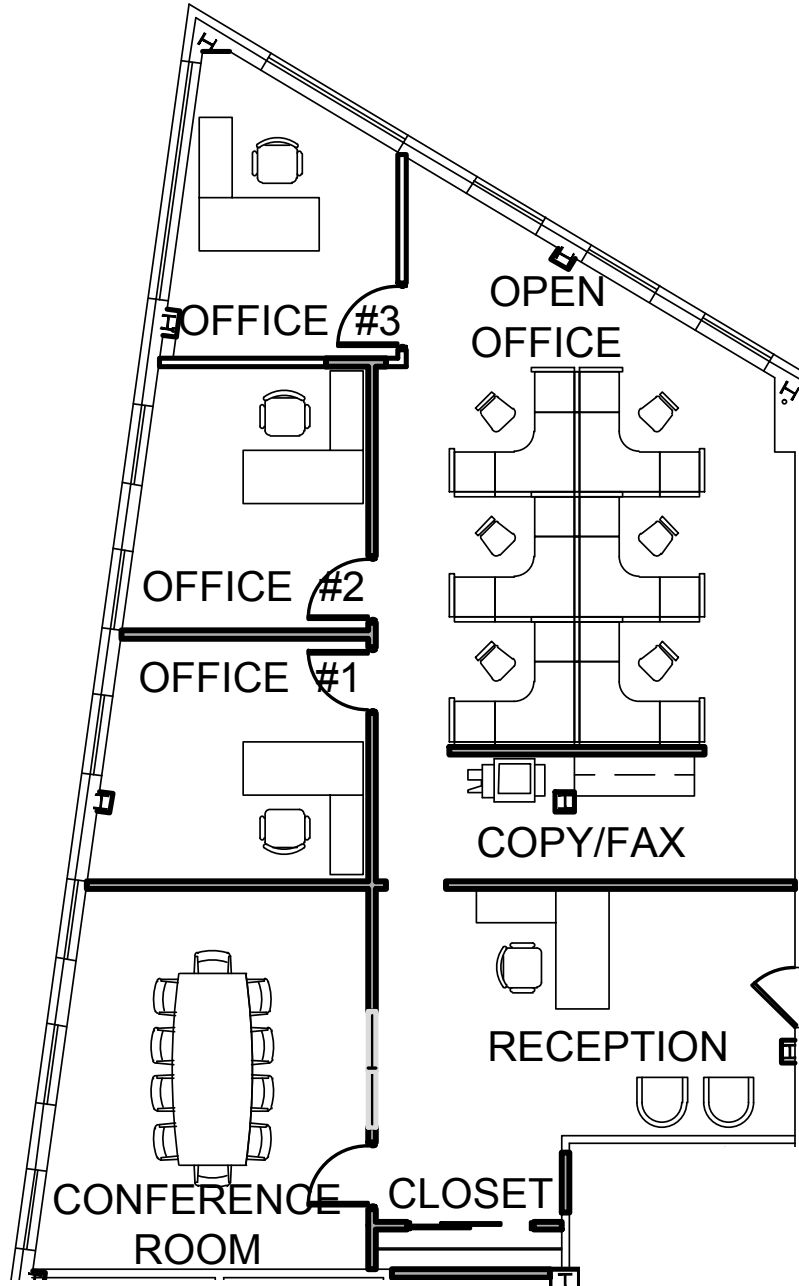


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FOR SALE - Newton Office Condo

450 Lexington Street, Newton, MA

Potential Reconfiguration



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Boston

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New York